For Lease

- 10,500-21,000 sf flex space available with 2 front entrances & 4 Dock-high doors in rear of building
- Extremely desirable location on SR 54 near I-75 and SR 56 in highly sought after COMPARK 75 Business Park
- Tilt wall construction with 24 ft. clear height, 3 Phase Electric & ESFR sprinkler system
- Much of the unit is air conditioned with open work areas, lab space, break rooms, & more
- Landlord will consider demo of buildout if needed to provide more floor/ manufacturing space (*for qualified tenant)
- The end unit provides extra windows, ample parking, and has 2 separate fenced storage areas available
- Park is extremely well maintained and professionally managed
- The buildings are in a prime area and Compark 75 has very little turnover.

Call for more information today!

COMPARK 75

4446 Pet Lane • Lutz, FL 33559

Lease Price: $14.50 psf NNN

Heidi Tuttle-Beisner, CCIM
Broker/Owner
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www.cap-realty.com

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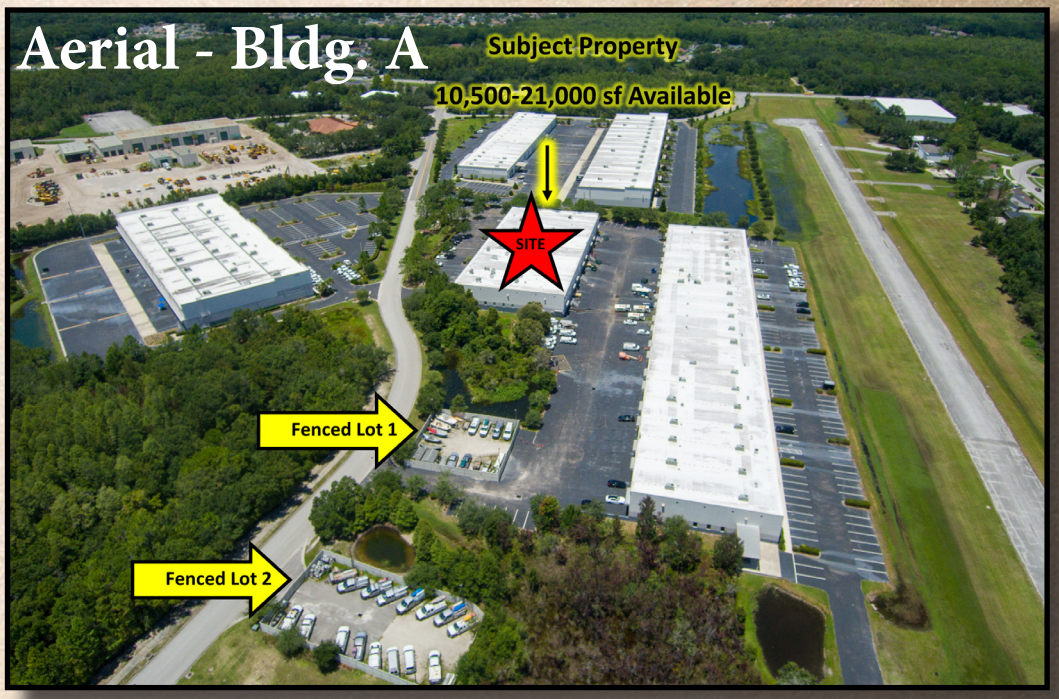
Sales & Leasing • Investment • Property Management • Site Selection

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.

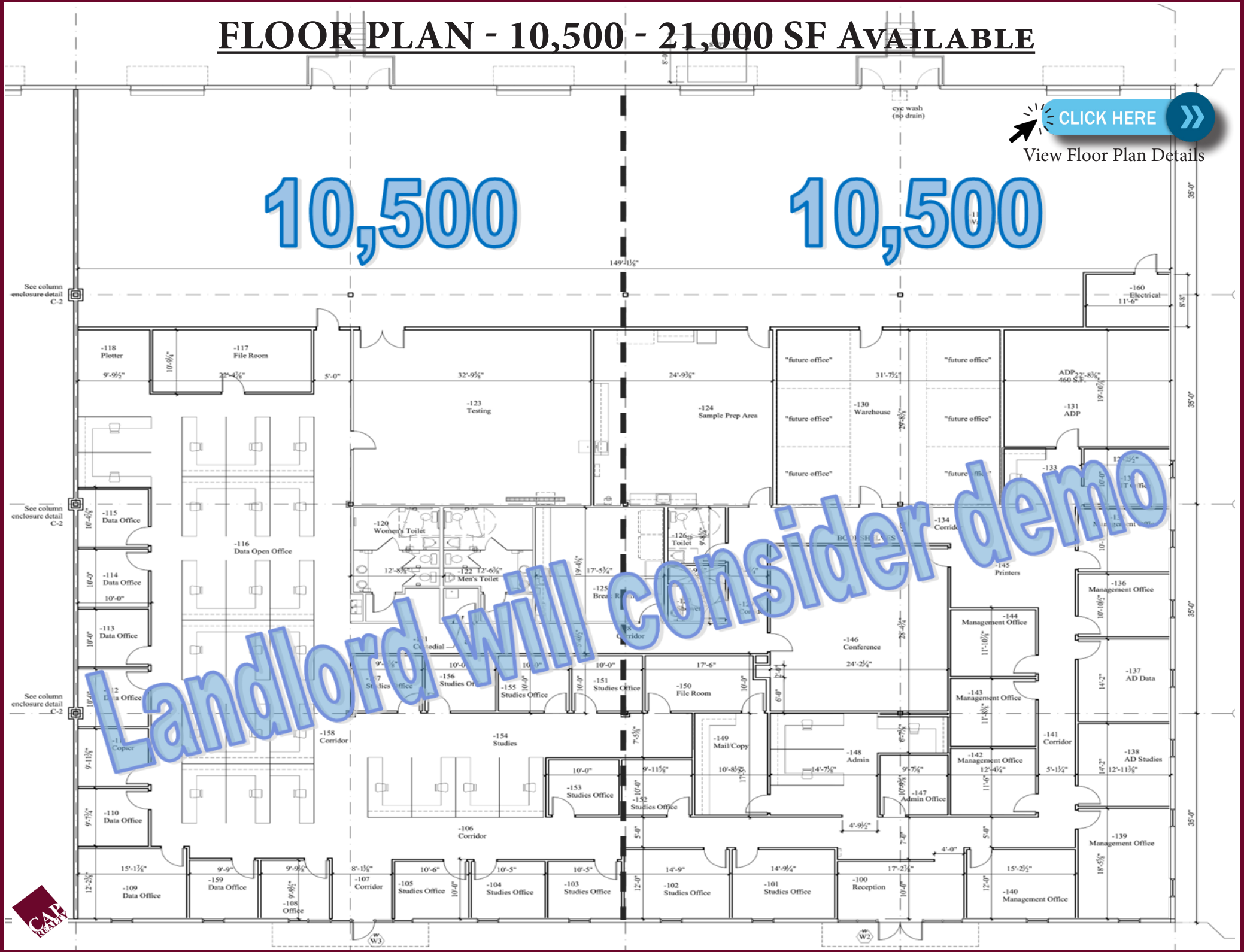
Aerial - Bldg. A



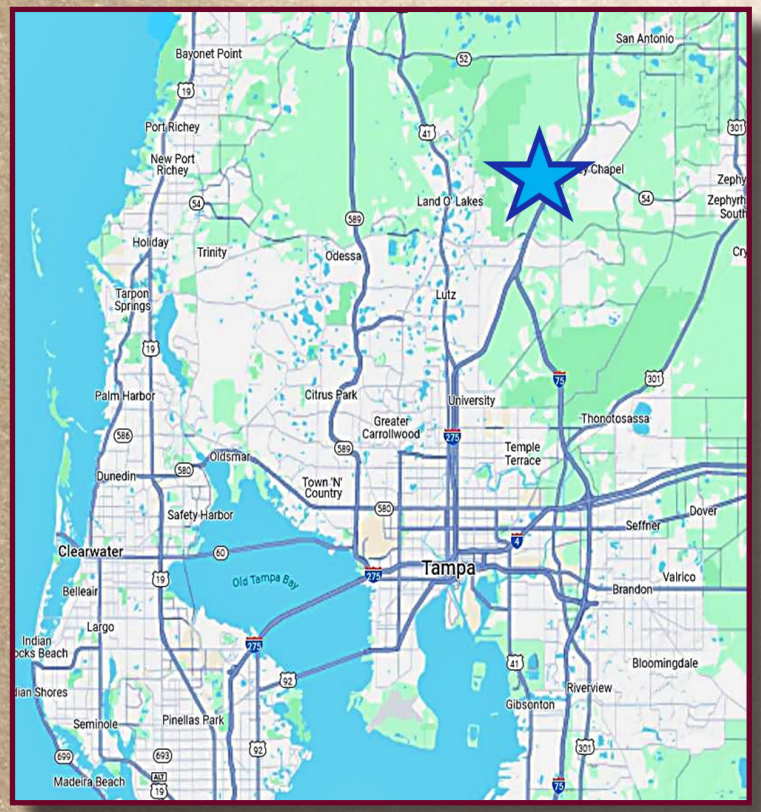
COMPARK 75 has the distinction of being the only park of its type in the north Tampa Bay area. Multiple housing communities surround this contemporary business park as well as retail centers, restaurants and much more. COMPARK 75 is the smart solution for your business!

Glass throughout, lots of windows, wilderness area and adjacent small airport provide a GREAT place to work!

FLOOR PLAN - 10,500 - 21,000 SF AVAILABLE



Location Map



Demographics - 5 mile

Avg Inc $109,888

Median Age 39.2

Population Est. 105,511

Location Summary

COM PARK 75 is located right in the heart of the growth corridor. Located in southeast Pasco County, in the Wesley Chapel area, the proximity to I-75 simplifies distribution and makes it easy to access other regional landmarks.

Suncoast Parkway	12 miles
Tampa International Airport	27 miles
Downtown Tampa	22 miles
University of South Tampa	15 miles
Port of Tampa	23 miles